




City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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Ann Arbor Design Review Board Application

Section 1: General Information	
Project Name:	513 - 603 East Huron - Ann Arbor
Project Location and/or Address:	513 - 603 East Huron Ann Arbor, MI 48107
Base Zoning District, Character Overlay District, and Building Frontage Designation:	D1 Zoning District East Huron 1 Overlay District Secondary Frontage
Type of Site Plan Petition (check):	<input checked="" type="checkbox"/> Site Plan for City Council approval <input type="checkbox"/> Site Plan for Planning Commission approval <input type="checkbox"/> PUD Site Plan <input type="checkbox"/> Planned Project Site Plan <input type="checkbox"/> Administrative Amendment with façade change
Developer:	Core Ann Arbor, LLC c/o Core Spaces 2234 W North Avenue Chicago, Illinois 60647 Phone: 773.227.2850
Property Owner:	Core Ann Arbor, LLC c/o Core Spaces 2234 W North Avenue Chicago, Illinois 60647 Attn: Eric Grimm
Property Owner's Signature:	 John Myefski, Owners Agent
Developer's interest in property if not owner:	N/A

Design Team (include all individuals, firms and groups involved):	Myefski Architects, Inc John Myefski, President/Principal Brian Wagner, Associate Josh Sacks, Project Manager 630 Davis Street, 5th Floor Evanston, IL 60201 Phone: 847.440.8294
Contact Person (name, phone number and email of one person):	Brian Wagner, Associate Myefski Architects, Inc. 630 Davis St., 5th Floor Evanston, IL 60201 Phone: 847.440.8294 Email: bwagner@myefski.com

Section 2: Project Details	
Project Specifics:	<p>Site size (sq. ft.): <u>25,832 SF</u></p> <p>Total floor area (sq. ft.): <u>131,239 SF Above Grade</u></p> <p>Number of stories: <u>12</u></p> <p>Building Height (ft.): <u>120'</u></p> <p>Ground floor uses: <u>Residential / Amenities / Parking</u></p> <p>Upper floor uses: <u>Residential / Amenities</u></p> <p>Number dwelling units: <u>129 Unit</u></p> <p>Number off-street parking spaces: <u>35 Surface / 89 Below Grade</u></p> <p>Open space (sq. ft.): <u>N/A</u></p>

On a separate sheet(s), please address each of the following in separate statements:

- 2a. Brief description of design concept (what the project/structure looks like).
- 2b. Brief description of development program (intended uses, known or possible tenants, etc.)

Section 3: Project Design

2a. Brief Description of design concept (what the project/structure looks like).

The project is a residential building with rental units. The shape of the building is in a preliminary stage for the Design Review Board input. The overall building will be brick veneer with potentially two colors of brick that are in harmony with the neighboring Sloan Plaza building.

2b. Brief description of development program (intended uses, known or possible tenants, etc.)

The building will house approximately 129 residential units. The base of the building will have two story townhomes fronting the street and a residential tower above. The amenities will include a fitness center, business center, residential lounge area, spa, and potentially a pool. There is access to below grade parking (2 levels), at the rear of building.

3a. Describe the context of the site.

The building is located between two midrise structures, Sloan Plaza (West) and The Campus Inn (East). There is a residential neighborhood to the North and East Huron Street to the South. The adjoining buildings are 8 and 14 stories, respectively.

3b. Is there an inspiration or theme for the design concept? Describe.

The inspiration for the design really came out of three neighborhood meetings. We worked to craft a design solution that had the least impact on the residences of Sloan Plaza. The new zoning requirement of not exceeding 130' in any diagonal direction, definitely had an impact on determining the in the building shape.

3c. Describe how the project responds to the Design Guidelines for its Character District.

We are coming in to review the project at an early massing stage. At this time we are only addressing the overall building scale and general mass. We believe the design has been carefully thought through to fit between the overall structures on either side. The buildings mass is generally shifted on the site to the South toward East Huron Street. As a result, we believe this project will have the least impact on the adjoining residential neighborhood to the North.

3d. Describe how the project responds to the design guidelines for context and site planning.

The project strives to fit into the existing urban context by the creation of a two story base that responds to Sloan Plaza's setback form and the two story lobby of The Campus Inn. The overall base has been setback a maximum of 10' to provide a green open space along East Huron. The tower is further articulated to create a mass that responds to the street, but also setbacks to address the neighboring structures main building facades.

3e. Describe how the project responds to the Design Guidelines for Buildings.

The overall building will be a LEED Silver Project. The premium bonus we are permitted to build because of the LEED certification is 180,824 SF. Our proposal as submitted is approximately 131,239 SF, well within permitted FAR (Floor Area Ratio). The height of the building is 120' and our proposed project has 12 stories. The base is two stories and is designed to go from property line to property line across the front. The building will have a central entry. The tower is not required to have an offset in this overlay district, but our design actually creates a slight overhang with the vast majority of the building set substantially back from the base.

3f. Describe how the project responds to the Design Guidelines for Building Elements.

Since we are submitting at this very early stage it is not appropriate to give specifics about building elements as they have not yet been determined or designed. We seek the Design Review Board's input on massing and scale at this point. These details will of course follow at the next meeting.

3g. If desired, note any other important elements, features or design concepts not covered above that will help the Design Review Board understand how the project fosters excellence in the design of the built environment of downtown Ann Arbor, the overarching goal of the Downtown Design Guidelines.

We would like to clarify that our goal with this submittal is to seek the input of the Design Review Board at a very early point in the design process. We completely understand that future submittals will contain more specifics and details. We have had a very positive experience working with the neighbors and would like to know that the general concept is in line with the recommendations of the Design Review Board.